



CITY APPOINTEES
MARY SHARP, VICE CHAIR
BERLIN BOYD
SCOTT FLEMING
MARGARET PRITCHARD
JAMES TOLES

MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION • REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY
CITY HALL • 125 N. MAIN ST., STE. 468 • MEMPHIS, TENNESSEE 38103 • (901) 576-6601



COUNTY APPOINTEES
JON MCCREERY, CHAIR
ROBERT NORCROSS
EMILY TRENHOLM
DESIREE LYLES WALLACE
LISA WILBANKS

MINUTES January 8, 2015

Meeting Attendance

LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X ✓	
Vice Chairperson	Mary Sharp	X ✓	
Member	Berlin Boyd		X
Member	Scott Fleming	X ✓	
Member	Margaret Pritchard	X ✓	
Member	Robert Norcross	X ✓	
Member	James Toles	X ✓	
Member	Emily Trenholm	X ✓	
Member	Desiree Wallace	X ✓	
Member	Lisa Wilbanks	X ✓	
Alt. Member	Frank Colvett, Jr.		X

Call to Order and Roll Call

Chairman McCreery called the meeting to order at 10:00 a.m. Josh Whitehead called the roll. There was a quorum.

LUCB Staff: Calvin Abram, Troy Frasier, Don Jones, Terry Langlois and Chip Saliba

Others Present: TK Buchannon, Joe Gilmore, Michael Lightman, Harvey Marcom, Cindy Reaves, James Shepherd, Bob Sweeney and Wilma Taylor.

Chairman's Opening Remarks

Chairman McCreery read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement.

Secretary's Report

Josh Whitehead gave a summary of LUCB 2014 Annual Report. The report covered (3) three sections: 1) LUCB members Attendance; 2) LUCB Case Load and 3) Economic Impact.

Approval of Minutes: December 11, 2014

Board Member Wilbanks made a motion to approve LUCB minutes from December 11, 2014. The motion was seconded by Board Member Sharp. The motion passed unanimously.

General Order of Public Hearing

Chairman McCreery explained the procedure for hearing the applications; staff presentation for the application; applicant comments; comments from the public; time limits; rebuttal; and the LUCB's discussion and action. Chairman McCreery also explained the procedure for hearing the Consent Agenda Items. The Consent Agenda Items 1, 3 and 5 was read. He then introduced Board Member Lisa Wilbanks to be the Subdivision Chair and to read the Consent Agenda Items.

Consent Agenda (Items 1, 3 and 5)

- 1. CASE NUMBER:** **S 14-006**
PROJECT NAME: **BEARWATER PARK SUBDIVISION, 1ST ADDITION**
Request: Preliminary subdivision plan approval for 41 lots for single-family detached and duplex dwellings.
Staff's Recommendation: Agreed upon HOLD
- 3. CASE NUMBER:** **P.D. 95-310 CC**
PROJECT NAME: **BUCKINGHAM FARMS PD, PARCEL P, PHASE 33**
Request: Site Plan Approval for a Retail Center Containing a Convenience Store with Gasoline Sales.
Staff's Recommendation: Agreed upon HOLD
- 5. CASE NUMBER:** **P.D. 03-329**
PROJECT NAME: **WARING PARKING PLANNED DEVELOPMENT**
Request: Reduction in side yard setback from 20 feet to 10 feet.
Staff's Recommendation: Approval with Conditions

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. No Agenda Items were pulled. Chairman McCreery then asked the board members for a motion to approve the Consent Agenda Items. Board Member Wilbanks made a motion to approve Consent Agenda Items 1, 3 and 9 in agreement with staff's recommendations. The motion was seconded by Board Member Pritchard. The motion passed unanimously. Board Member Wilbanks also acted as the Zoning Chair and read the Regular Agenda Items.

- Item 2: CASE #: S 14-009** **JAY MADISON'S HOME PLACE SUBDIVISION**
Request: To allow the subdivision of one (1) lot into three (3) lots.
Location: 752 Echles Street
Applicant: James Shepherd
Representatives for applicant: Cindy Reaves and Bob Sweeney, SR Consulting LLC, 5909 Shelby Oaks Drive, Suite 200, Memphis, TN 38134.

Chairman McCreery recognized the following person who spoke from the audience in opposition of the case.

TK Buchannon, 941 Robinhood Lane, Memphis, TN 38111
Wilma Taylor, 611 Loeb Street, Memphis, TN 38111

1st MOTION: Approval with 8 Conditions
MADE BY: Wilbanks
SECOND: Pritchard
AYES: Fleming, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks.

2nd MOTION: Hold
MADE BY: Trenholm
SECOND: Pritchard
AYES: Pritchard and Trenholm
NAYS: Fleming, McCreery, Norcross, Sharp, Toles, Wallace and Wilbanks.
*2nd Motion to "Hold" was denied.

Item 2 – APPROVED

Item 4: CASE #: P.D. 99-330

**MORNING WOODS PLANNED DEVELOPMENT,
PARCEL 1**

Request: (1) Revised Conceptual Site Plan for Parcel 1 that incorporates a site plan for Outparcel 1 and 2 where previously not included with the original Conceptual Site Plan; (2) Permit a parapet height of 56 feet at the front (north elevation) of a proposed movie theater including a cinema sign; (3) Modify/delete various Outline Plan Conditions pertaining to Access, Parking, and Circulation Southeast corner of US HWY 64 & Davis Plantation Road

Location: Michael Lightman

Applicant: Harvey Marcom with The Reaves Firm, 6800 Poplar Ave., Ste. 101, Germantown, TN 38138.

Representatives for applicant:

MOTION: Approval with Friendly Amendment to include 8' tall sight-proof fence along the South property line.

MADE BY: Wilbanks

SECOND: Pritchard

AYES: Fleming, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks.

Item 4 – APPROVED AS AMENDED

Item 6: CASE #: P.D. 05-306

OAK RIVER GREEN PLANNED DEVELOPMENT

Request: Modification to clarify the rear yard building setback lines on Lots 2, 3, 4, 5 & 6 shall be twenty-five (25) feet from the Top of Bank locations in accordance with Residential Single Family (R-15) District.

Location: Eastern terminus of River Fall Drive and northern terminus of Oak River Road

Applicant: Oak River, LLC

MOTION: Approval with (2) two site plan conditions.
MADE BY: Wilbanks
SECOND: Pritchard
AYES: Fleming, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks.

~~SECRETARY~~